

WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES

October 3<sup>rd</sup>, 2007

At The office of The Property Group 11902 Race Track Road

Present: Don Blake, Kim Melendez, C.J. Baier & Tony Surber

Absent: Ellen Faingold & Michele Clark

Also in attendance: Leigh Slement (Manager) & 1 homeowner

The Board Meeting was called to order at 6:40pm

**2008 BUDGET REVIEW**

- Treasurer C.J.Baier, reviewed by line the 2008 Budget
- No budget increases for homeowners this year
- Discussed changing Homeowner Dues to Quarterly or Yearly, but Board decided to keep it due bi-annually
- Discussed moving a portion of funds into a short term CD -funds that we are saving for the inevitable cost of roadway improvements (repaving Countryway Blvd) in the future.

**By motion C.J. Baier/ second Kim Melendez to move \$45,000 into a 3 month C.D.**

**By motion Don Blake/ second Tony Surber to approve the 2008 Budget.**

Board continued to have it's normal meeting:

**By motion C.J.Baier/second by Tony Surber to approve with reading waived the Minutes of the previous Meeting held August 1, 2007.**

**TREASURER'S REPORT**

As at end August 2007: (September financials are not ready)

Cash: \$52,975.35

Reserves: \$85,986.32

Expenses to Budget: \$132,990.17 / \$122,920.00

Delinquencies: as at end August = \$14,919.78 and as and at end September = \$11,836.95

### OLD BUSINESS ARCHITECTURAL

Below is a list of unapproved projects:

12234 Bishopsford	:driveway stain
11408 CR	:driveway widening grand fathered
11540 CR	:increased landscaped bed
12003 Mountbatten	:house color
12025 Mountbatten	:shaped easement tree
11925 Northumberland	:textured driveway grand fathered
12016 Northumberland	:house color
12025 Northumberland	:white painted fence
11410 CR	:unapproved house color

### SOCIAL/WELCOME COMMITTEE

Three new homeowners to the community at

11904 Northumberland  
11532 Cypress Reserve  
12213 Coldstream Lane  
11523 Cypress Reserve  
11528 Cypress Reserve Drive  
11534 Cypress Reserve Drive

Kim Melendez will purchase 6 plants at cost of \$10 each to deliver to new residents as a welcome gift

### OLD BUSINESS

- Website forum is still not working properly and is being addressed
- Yard of the Month went to 11213 Cypress Reserve
- Common Area Tot Lot County Grant reimbursement of \$1500 has been received
- Ponds- SWFWMD. Engineer supplied photographic proof of the skimmers, however received a report from SWFWMD that they are still not in receipt of the report. Leigh has contacted Soho in this regard and is still working with the Master Association with respect to reimbursement.
- Landscape Contract- Leigh has met on several occasions with NASE Landscaping to review missed areas reported. In meeting with US Lawns there is a discrepancy as to what is Master and what is HOA responsibility. Leigh will meet with the Master Association to review.
- Pool construction project utilizing common area is complete and landscaping is commencing. Mr. Moses has requested watering for new sod and plantings.
- Power washing of balance of perimeter brick wall have not commenced as rains have been continuous, but will start this month.
- Improvement bid for Sheffield entrance. Leigh has found a vendor to proceed with building connecting wall at gate island. Vendor has sourced matching larger brick and will build a wall with an arched bed enclosed by a lower wall to hold plants which can

be drip irrigated. He can start next week Monday. Landscaping can be put in once the wall is built. Landscaper will give final us the final cost and we can proceed. Board agreed if it exceeds a total cost of \$1,500 we will discuss.

- Race Track Noise Abatement- County still has not provided approval.
- Tree Grant for left of Evanston & Tiny Tot Lot has been received and the trees are in
- Tow Signage still an open item- it is on order with the sign company

#### NEW BUSINESS

- Garage Sale still on and gate will be opened Friday night to make sure it is open for people when they arrive in the morning
- Foreclosure home has lawn un-mowed for some time ... discussed having NASE Landscaping mow property 3 times to improve the neighborhood appearance at a cost of \$30 each time. **By motion C.J.Baier/ second Kim Melendez to authorize mowing property.**
- Letter sent to Don concerned over homeowner who walks dog without a leash. Letter will be sent to individual by Leigh
- Next meeting will be scheduled in January

There being no further business to attend to the meeting adjourned at 8:00pm